

ORDINANCE NO. _____

AN ORDINANCE REZONING ONE TRACT OF LAND TOTALING 162.51 ACRES, BEING NORTH OF GREENS PRAIRIE ROAD, WEST OF PROPOSED STATE HIGHWAY 40, SITUATED IN THE ROBERT STEVENSON SURVEY, A- 54, BEING 4400 STATE HIGHWAY 6 SOUTH, COLLEGE STATION, BRAZOS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That the City of College Station Zoning Ordinance #1638, more specifically the Official Zoning Map, be amended as set out in Exhibits "A", "B", "C", "D", and "E", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

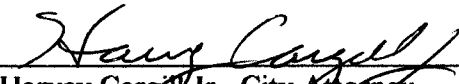
PASSED, ADOPTED and APPROVED this 10th day of August 2000.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



Harvey Cargill Jr., City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, and part of Zoning Ordinance #1638, is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to PDD-H Planned Development District – Housing.

162.51 acres being described as north of Greens Prairie Road, west of proposed State Highway 40, being 4400 State Highway 6 South, and being situated in the Robert Stevenson Survey, A-54, Brazos County, Texas, and being a part of that certain Called 162.51 acre tract as described in deed to Timothy J. Crowley, of record in Volume 1415, Page 74, Official Records of Brazos County, Texas, said acre tract being more particularly described by metes and bounds in the attached Exhibit "B" and shown graphically in Exhibit "C".

The purpose of the PDD-H Planned Development District – Housing zoning designation on the property described above is to allow for the development of a Woodlands type subdivision.

R-1B zoning district requirements shall be applicable except as specifically modified in the attached standards.

**METES AND BOUNDS DESCRIPTION
OF A 162.5172 ACRE TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records, and now more particularly described as follows:

BEGINNING at a 5/8" iron rod set for the southernmost corner of a Wallace Phillips 153.5049 tract, also being the easternmost corner of the Pauline Grant Diebel tract, as recorded in Volume 1934, Page 157, of the Brazos County Official Records, also being in the northwest right-of-way line of Greens Prairie Road;

THENCE North 48°05'00" West, a distance of 3487.24 feet along the common line between said Wallace Phillips tract and the said Diebel tract to a 1/2" iron rod found at the westernmost corner of this tract, also being the southernmost corner of a 158 acre tract owned by Beverly J. Furrer, Patricia J. Vogel, and Thomas L. Brown, as recorded in Volume 854, Page 57, of the B.C.O.R.;

THENCE North 42°38'11" East, a distance of 879.83 feet along the said Furrer tract to a fence post found for corner;

THENCE North 42°36'00" East, a distance of 714.22 feet along the said Furrer tract to a fence post found for corner;

THENCE North 42°59'31" East, a distance of 667.98 feet along the said Furrer tract, and then along the common line between this tract and the Gary Seaback tract, as recorded in Volume 2957, Page 186, of the B.C.O.R. to a fence post found for corner;

THENCE North 42°46'28" East, a distance of 185.71 feet along the said Seaback tract to a highway monument found for the northwest corner of this tract, being in the south right-of-way line of the proposed State Highway Number 40;

THENCE severing the said Wallace Phillips tract, and along the said highway right-of-way North 85°28'58" East, a distance of 995.53 feet to a highway monument found for the **PLACE OF BEGINNING**;

THENCE North 85°28'58" East, a distance of 491.88 feet to a point for corner;

THENCE North 85°45'51" East, a distance of 524.93 feet to a point for corner;

THENCE North 86°50'18" East, a distance of 525.03 feet to a point for corner;

THENCE North 85°45'51" East, a distance of 1078.81 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 81°11'19", an arc distance of 56.68 feet, a radius of 40.00 feet, and a chord of South 44°49'47" East, a distance of 52.06 feet to a point for corner;

THENCE South 04°14'08" East, a distance of 210.00 feet to a point for corner;

THENCE South $41^{\circ}04'37''$ West, a distance of 145.80 feet to a barb-wire fence for corner;

THENCE South $40^{\circ}44'40''$ West, a distance of 91.85 feet to a fence post found for corner;

THENCE South $42^{\circ}54'17''$ West, a distance of 1020.52 feet to a fence post found for corner;

THENCE South $43^{\circ}15'51''$ West, a distance of 45.90 feet to a fence post found for corner;

THENCE South $43^{\circ}46'32''$ West, a distance of 183.17 feet to a fence post found for corner;

THENCE South $40^{\circ}26'40''$ West, a distance of 243.77 feet to a fence post found for corner;

THENCE South $41^{\circ}02'57''$ West, a distance of 128.03 feet to a point for corner;

THENCE North $48^{\circ}00'07''$ West, a distance of 854.71 feet to a point for corner;

THENCE North $40^{\circ}45'44''$ West, a distance of 181.10 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $14^{\circ}10'48''$, an arc distance of 206.65 feet, a radius of 835.00 feet, and a chord of North $42^{\circ}08'52''$ East, a distance of 206.13 feet to a point for corner;

THENCE North $35^{\circ}03'28''$ East, a distance of 430.50 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $09^{\circ}21'10''$, an arc distance of 81.62 feet, a radius of 500.00 feet, and a chord of North $39^{\circ}44'03''$ East, a distance of 81.53 feet to a point for corner;

THENCE North $44^{\circ}24'37''$ East, a distance of 134.73 feet to a point for corner;

THENCE North $45^{\circ}35'23''$ West, a distance of 70.00 feet to a point for corner;

THENCE South $44^{\circ}24'37''$ West, a distance of 134.73 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $09^{\circ}21'10''$, an arc distance of 93.04 feet, a radius of 570.00 feet, and a chord of South $39^{\circ}44'03''$ West, a distance of 92.94 feet to a point for corner;

THENCE South $35^{\circ}03'28''$ West, a distance of 430.50 feet to a point for corner;

THENCE around a curve to the right having a delta angle of $71^{\circ}45'12''$, an arc distance of 955.68 feet, a radius of 763.12 feet, and a chord of South $70^{\circ}49'57''$ West, a distance of 894.44 feet to a point for corner;

THENCE North $73^{\circ}17'27''$ West, a distance of 2.72 feet to a point for corner;

THENCE North $28^{\circ}43'37''$ East, a distance of 38.66 feet to a point for corner;

THENCE North $29^{\circ}13'59''$ West, a distance of 43.98 feet to a point for corner;

THENCE North 22°53'29" East, a distance of 73.64 feet to a point for corner;

THENCE North 46°18'46" West, a distance of 131.92 feet to a point for corner;

THENCE North 38°35'23" West, a distance of 58.08 feet to a point for corner;

THENCE North 12°11'34" West, a distance of 29.06 feet to a point for corner;

THENCE North 06°03'01" East, a distance of 50.94 feet to a point for corner;

THENCE North 16°06'13" West, a distance of 35.95 feet to a point for corner;

THENCE North 26°18'12" West, a distance of 79.63 feet to a point for corner;

THENCE North 04°38'07" East, a distance of 65.71 feet to a point for corner;

THENCE North 09°46'41" East, a distance of 60.88 feet to a point for corner;

THENCE North 30°13'04" East, a distance of 37.41 feet to a point for corner;

THENCE North 05°22'18" East, a distance of 45.48 feet to a point for corner;

THENCE North 02°07'11" West, a distance of 62.22 feet to a point for corner;

THENCE North 07°07'14" West, a distance of 61.88 feet to a point for corner;

THENCE North 18°41'57" East, a distance of 56.81 feet to a point for corner;

THENCE North 23°55'58" East, a distance of 63.60 feet to a point for corner;

THENCE North 41°38'51" East, a distance of 43.64 feet to a point for corner;

THENCE North 85°53'40" East, a distance of 70.88 feet to a point for corner;

THENCE North 55°10'28" East, a distance of 37.18 feet to a point for corner;

THENCE North 25°08'02" East, a distance of 65.64 feet to a point for corner;

THENCE North 08°13'45" East, a distance of 83.85 feet to a point for corner;

THENCE North 29°08'12" East, a distance of 33.01 feet to a point for corner;

THENCE North 56°06'38" East, a distance of 81.23 feet to a point for corner;

THENCE North 39°12'40" East, a distance of 156.35 feet to a point for corner;

THENCE North 26°31'33" East, a distance of 65.49 feet to a point for corner;

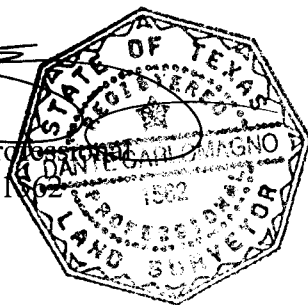
THENCE North 01°22'35" West, a distance of 69.52 feet to a point for corner;

THENCE North 04°18'58" West, a distance of 26.58 feet to a point for corner;

THENCE North 60°22'03" West, a distance of 40.45 feet to a point for corner;

THENCE North 43°31'51" East, a distance of 55.71 feet to a point for corner;
THENCE North 16°29'35" West, a distance of 96.41 feet to a point for corner;
THENCE North 47°40'22" East, a distance of 50.49 feet to a point for corner;
THENCE North 46°32'53" East, a distance of 52.35 feet to a point for corner;
THENCE North 04°17'48" East, a distance of 52.03 feet to a point for corner;
THENCE North 46°53'44" West, a distance of 27.86 feet to a point for corner;
THENCE North 31°02'50" West, a distance of 49.91 feet to a point for corner;
THENCE North 15°05'38" West, a distance of 78.01 feet to a point for corner;
THENCE North 01°31'21" West, a distance of 24.84 feet to a point for corner;
THENCE North 72°09'53" East, a distance of 90.34 feet to a point for corner;
THENCE North 82°10'15" East, a distance of 40.38 feet to a point for corner;
THENCE North 16°18'50" East, a distance of 42.72 feet to a point for corner;
THENCE North 43°28'29" West, a distance of 22.05 feet to a point for corner;
THENCE North 29°58'25" West, a distance of 31.36 feet to a point for corner;
THENCE North 20°13'29" West, a distance of 39.51 feet to the **PLACE OF BEGINNING** containing 7079250 square feet or 162.5172 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1862
20204-01.doc
06-21-2000



**Summary Comparison of College Station Subdivision Standards
and the Proposed Planned Development District Standards
for Castlegate Sections 1-4**

REQUIREMENTS	COLLEGE STATION	PDD-H STANDARDS
STREETS		
ROW	Collector: 60/70' Residential: 50' Residential: 50'	Collector: 70' Neighborhood Collector: 60' Cul-de-sac: 50'
Pavement Width	Collector: 38' Residential: 27' Residential: 27'	Collector: 36' Neighborhood: 24' Cul-de-sac: 24'
Speed Limits	Collector: 30 MPH Residential: 30 MPH Residential: 30 MPH	Collector: 35MPH Neighborhood: 20MPH Cul-de-sac: 20MPH
Parking	Collector: No Restrictions Residential: No Restrictions Residential: No Restrictions	Collector: No Restrictions Neighborhood: Parking One Side. Cul-de-sac: Parking One Side. Cul-de-sac bulb: No Parking
Curb Type	6" Vertical	4" Mountable
Cul-de-sac Length	600'	24 Lots Maximum.
Cul-de-sac Geometry	40' R Pavement	Island Radius: 15' Outside R = 48'R ROW = 50'R
Sidewalks	Required One & Both Sides	No Sidewalks but add 8' Concrete Trails in 30' and 50' Open Space Reserves. Connector Trails are 6' from internal loop streets to the 8' primary trail system. Primary trail system is noted on the plan with a dot symbol.
UTILITY EASEMENTS	Rear: 10' Side: 7.5' Front: 10'	Rear: 10' Side 5' Front: 10'
TYPICAL LOT SIZE		Section 1 75'x120' = 9,000 s.f. Section 2 75'-80' x130' = 9,750 s.f. Section 3 90'x140' = 12,600 s.f. Section 4 55'x120' = 6,600 s.f.
BUILDING LINES	Front 25' Side 7.5'	Front (Sections 1-3) 25' Front (Section 4) 20' Side (Sections 1-3) 7.5' Side (Section 4) 5'

July 10, 2000

